

Becky Blair, Chair  
Alan Fox, Vice Chair



Phil Saumur, Commissioner  
Melani Smith, Commissioner  
Donita Van Horik, Commissioner

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## FINISHED AGENDA AND DRAFT MINUTES

### CALL TO ORDER (5:01 PM)

At 5:01 p.m., Chair Blair called the meeting to order.

### ROLL CALL (5:01 PM)

**Commissioners** Alan L. Fox, Phillip Joseph Saumur and Becky Blair

**Present:**

**Commissioners** Melani Smith and Donita Van Horik

**Absent:**

Also present: Amy Bodek, Director of Development Services; Derek Burnham, Planning Administrator; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Cuentin Jackson, Planner; Steve Gerhardt, Planner; Heidi Eidson, Bureau Secretary.

### FLAG SALUTE (5:01 PM)

Commissioner Saumur led the flag salute.

### MINUTES (5:01 PM)

12-043PL Recommendation to receive and file the Planning Commission minutes of May 17, 2012.

**A motion was made by Commissioner Fox, seconded by Commissioner Saumur, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 2 - Phillip Joseph Saumur and Becky Blair

**Abstain:** 1 - Alan L. Fox

**Absent:** 2 - Melani Smith and Donita Van Horik

12-044PL Recommendation to receive and file the Planning Commission minutes

of May 24, 2012.

**A motion was made by Commissioner Saumur, seconded by Commissioner Fox, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 3 - Phillip Joseph Saumur, Alan L. Fox and Becky Blair

**Absent:** 2 - Melani Smith and Donita Van Horik

12-045PL Recommendation to receive and file the Planning Commission minutes of June 7, 2012.

**A motion was made by Commissioner Fox, seconded by Commissioner Saumur, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 3 - Phillip Joseph Saumur, Alan L. Fox and Becky Blair

**Absent:** 2 - Melani Smith and Donita Van Horik

#### **DIRECTOR'S REPORT (5:04 PM)**

Amy Bodek, Director of Development Services, provided the Director's Report.

Chair Blair spoke.

#### **SWEARING OF WITNESSES (5:06 PM)**

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

#### **REGULAR AGENDA (5:08 PM)**

1. 12-046PL Recommendation to approve a Conditional Use Permit for the operation of a drive-thru, ready-to-eat facility located at 3821 Lakewood Boulevard in Subarea 1 of the Douglas Park North Planned Development District (PD-32). (District 5) (Application No. 1205-03)

Derek Burnham, Planning Administrator, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Rob Eres, Nexus Development, applicant, spoke.

A dialogue ensued between Commissioner Fox and Rob Eres.

Rob Eres responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Saumur.

Rob Eres responded to a query from Commissioner Saumur.

Derek Burnham responded to a query from Commissioner Fox.

Amy Bodek responded to a query from Commissioner Fox.

Rob Eres responded to queries from Chair Blair.

Chair Blair spoke.

**A motion was made by Commissioner Saumur, seconded by Commissioner Fox, to approve the recommendation. The motion carried by the following vote:**

**Yes:** 3 - Phillip Joseph Saumur, Alan L. Fox and Becky Blair

**Absent:** 2 - Melani Smith and Donita Van Horik

#### **STUDY SESSION - ADAPTIVE REUSE (5:24 PM)**

Derek Burnham, Planning Administrator, spoke.

Derek Burnham introduced Steve Gerhardt, Project Planner, who presented the study session.

Steve Gerhardt responded to queries from Commissioner Saumur.

Derek Burnham spoke.

Derek Burnham responded to a query from Commissioner Saumur.

Commissioner Fox spoke.

Derek Burnham responded to a query from Commissioner Fox.

Steve Gerhardt responded to a query from Commissioner Fox.

Chair Blair spoke.

Amy Bodek, Director of Development Services, responded to a query from Chair Blair.

Chair Blair spoke.

Amy Bodek responded to a query from Commissioner Saumur.

Chair Blair spoke.

Bob Ladd, ASLA, provided public comment.

Chair Blair swore in a late arriving member of the public wishing to speak.

Jon Glasgow provided public comment.

Chair Blair swore in a late arriving member of the public wishing to speak.

Maureen Neeley provided public comment.

Derek Burnham responded to a query from Maureen Neeley.

Chair Blair spoke.

Commissioner Fox spoke.

Chair Blair responded to comments made by Commissioner Fox.

Amy Bodek responded to a query from Chair Blair.

Chair Blair spoke.

Commissioner Saumur spoke.

Chair Blair spoke.

Derek Burnham responded to comments made by Chair Blair.

Chair Blair spoke.

#### **PUBLIC PARTICIPATION (6:12 PM)**

There were no comments from the public.

#### **COMMENTS FROM THE PLANNING COMMISSION (6:13 PM)**

Chair Blair spoke.

Commissioner Fox spoke.

A dialogued ensued between Michael Mais, Assistant City Attorney, Commissioner Fox and Chair Blair.

**ADJOURNMENT (6:17 PM)**

At 6:17 p.m., Chair Blair adjourned the meeting.

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